

SUBLEASE AVAILABLE
48,000 SF TOTAL



35 SOUTH BUSINESS CENTER
1750 126TH ST S, BURNSVILLE, MN

PROPERTY INFORMATION

KRIS SMELTZER
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HUDSON BROTHEN
Executive Director
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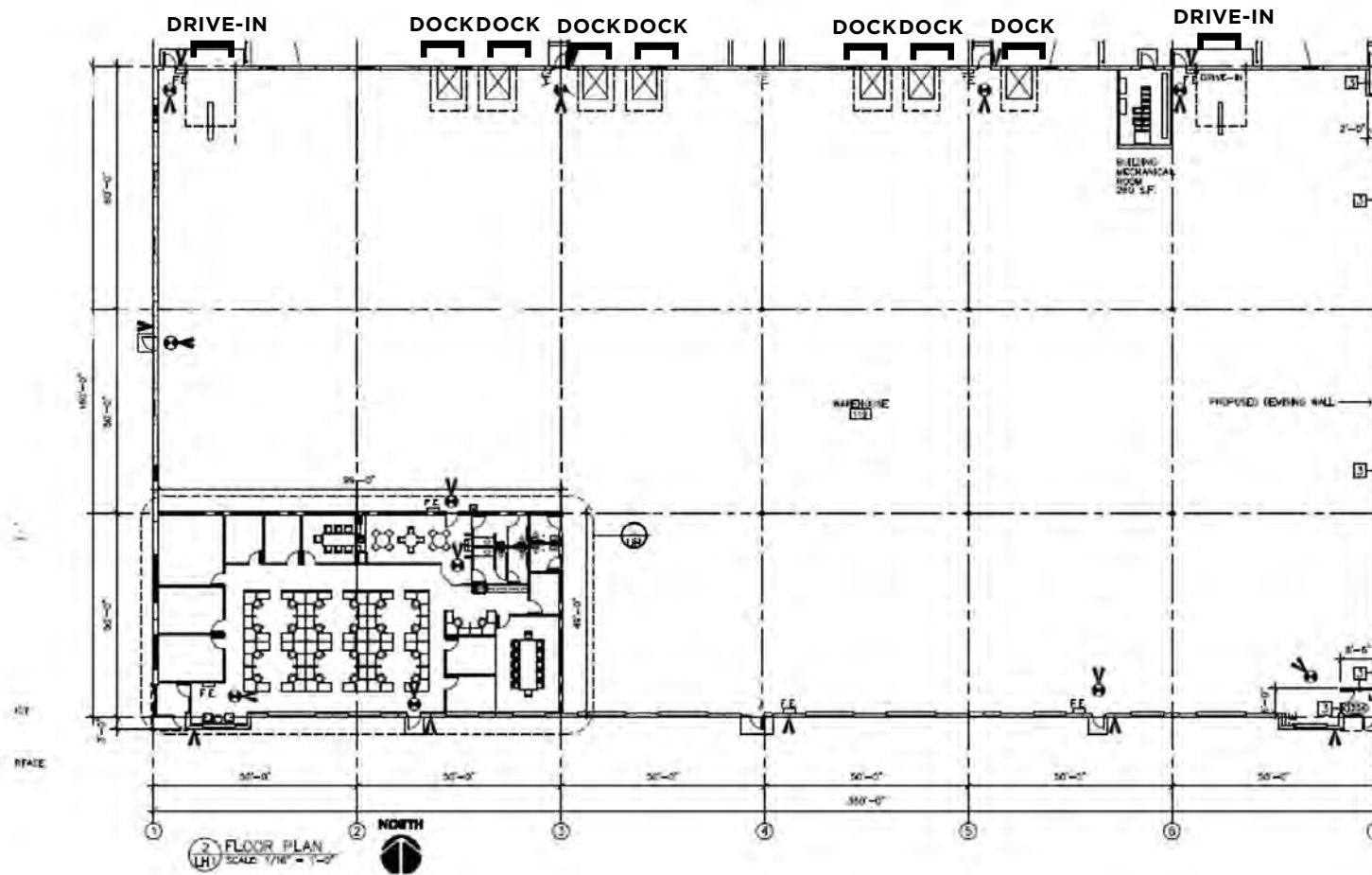
JAKE KELLY
Director
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- EXCELLENT ACCESS TO I-35W AND HWY 13
- MANY AREA AMENITIES
- MINUTES FROM I-494 & MINNEAPOLIS/ST. PAUL AIRPORT
- DOCK AND DRIVE IN LOADING

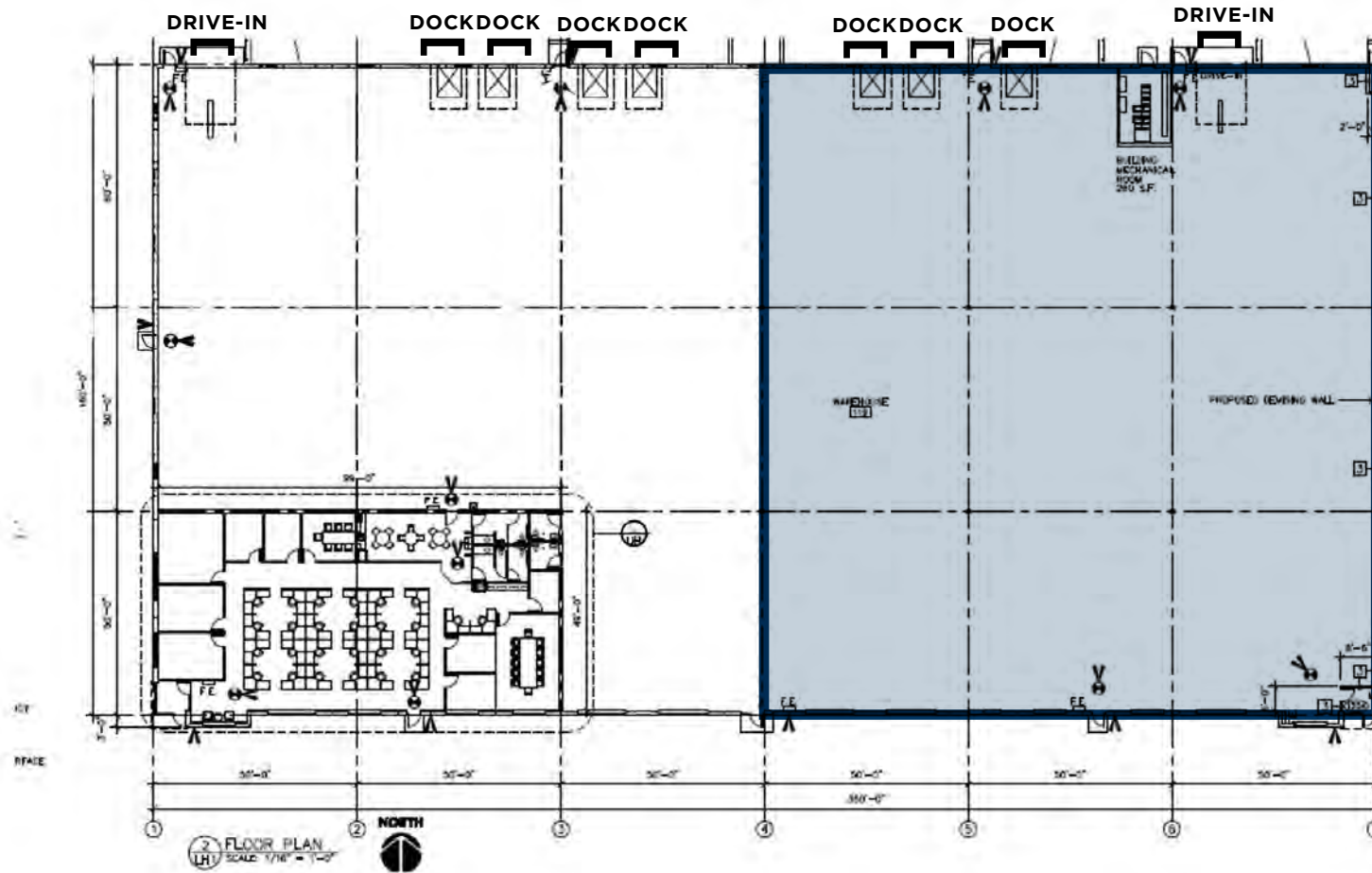
Address	1750 126th St W Burnsville, MN
Available Space	5,000 SF Office 43,000 SF Warehouse 48,000 SF Total
Divisible Space	Up to 24,000 SF
Lease Rates	Negotiable
Sublease Term	Expiration 3.31.2032
Acres	2.13 Acres
Loading	7 Docks 2 drive-ins
Clear Height	28'
Year Built	2021
2026 Tax & CAM	\$4.73 PSF

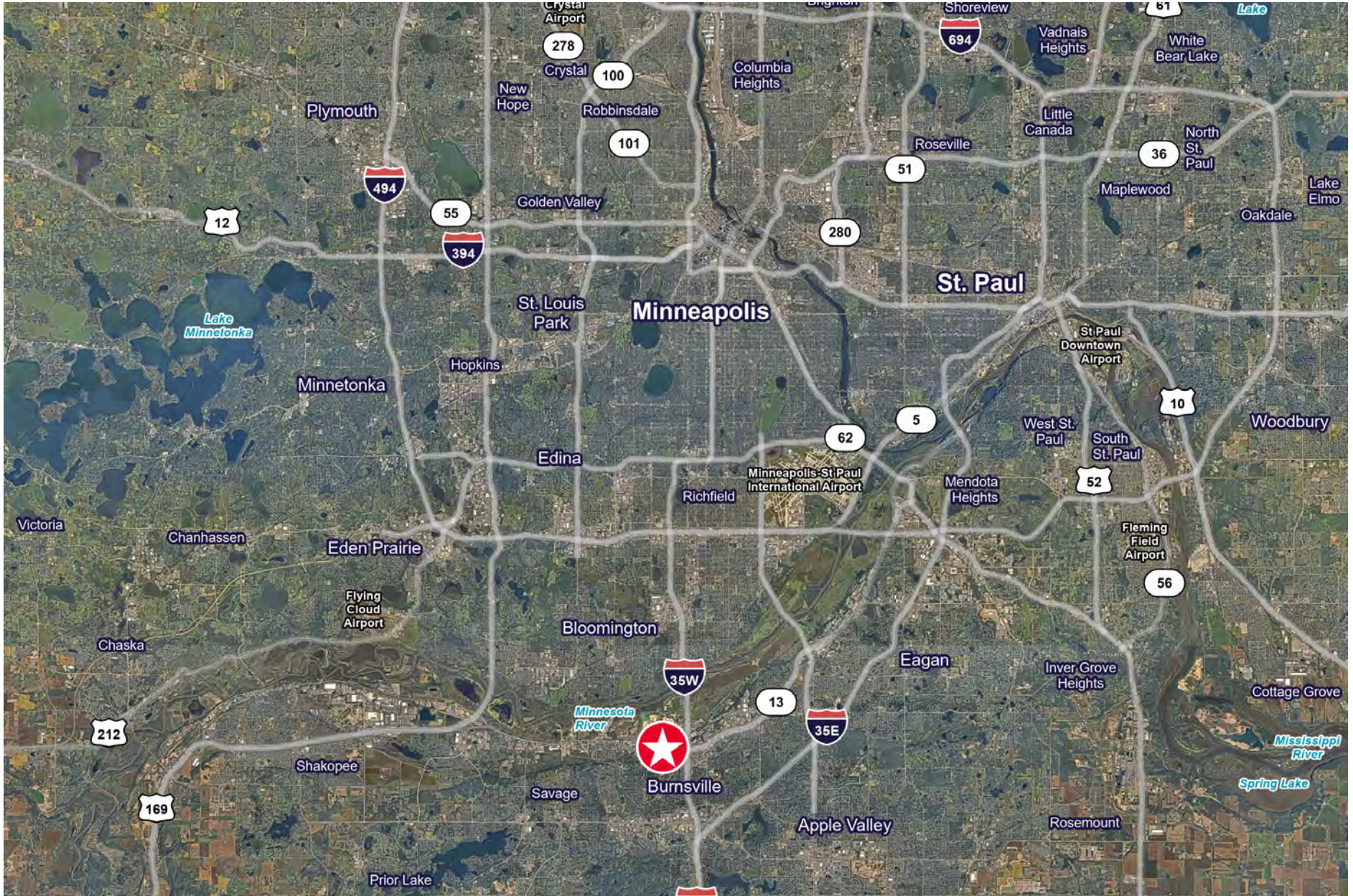


OPTION A: 48,000 SF



OPTION B: 24,000 SF OF WAREHOUSE







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